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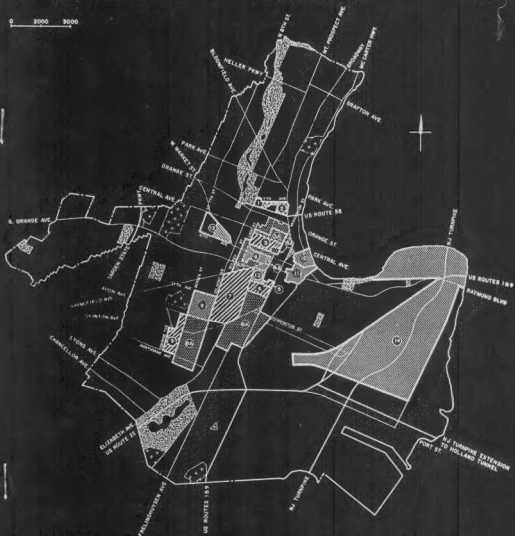
NEWARK URBAN RENEWAL AREAS

PREPARED BY NEWARK CENTRAL PLANNING BOARD

DATA FROM NEWARK REDEVELOPMENT AGENCY

JANUARY 1968

0 2000 3000



- ① BRANCH BROOK PROJECT, NJ 3-1
- ② BROAD STREET PROJECT, NJ 3-2
- ③ NEWARK COLLEGE EXPANSION PROJECT, NJR-48
- ④ ESSEX HEIGHTS PROJECT, NJR-62
- ⑤ HILL STREET PROJECT, NJR-49
- ⑥ SOUTH BROAD STREET, NJR-52
- ⑦ OLD THIRD WARD PROJECT, NJR-6

- ⑧ CENTRAL WARD LIGHT INDUSTRIAL AREA, NJR-52
- ⑨ LOWER CLINTON HILL PROJECT, NJR-36
- ⑩ EDUCATIONAL CENTER, NJR-50
- ⑪ NEWARK PLAZA, NJR-58
- ⑫ UNITED HOSPITALS PROJECT, NJR-72
- ⑬ SAINT BENEDICT'S PROJECT
- ⑭ INDUSTRIAL RIVER URBAN RENEWAL PROJECT, NJR 121

- DECLARED BLIGHTED
- PROPOSED
- FIRST STAGE
- SECOND STAGE
- APPROVED
- EXECUTION
- COMPLETED

PROJECT AREA DATA SUMMARY

PROJECT AREAS	DECLARED BLIGHTED	DATE OF PLAN APPROVAL		STATUS
		PLAN, BD.	MUN. COUNC.	
OLD 3RD WARD NJR-6	8/20/58 RENEWED 11/27/61	1/12/60	6/15/60	EXECUTION
CENTRAL WARD NJR-32	11/28/61	--	--	S & P
NWK. COLLEGES EXP. NJR-45 STAGE I	7/10/61	11/27/61	1/3/62	S & P EXECUTION
HILL STREET NJR-49	5/3/61	11/27/61	1/3/62	EXECUTION
SOUTH BROAD NJR-52 STAGE I	5/3/61	11/27/61	1/3/62	S & P EXECUTION
EDUCATIONAL CNTR. NJR-50	7/10/61	--	--	S & P
NEWARK PLAZA NJR-58	7/10/61	--	--	PART I
ESSEX HEIGHTS NJR-62 STAGE I	7/10/61	--	--	S & P PART II
UNITED HOSPITALS NJR-72	--	--	--	S & P
LOWER CLINTON HILL NJR-38	6/7/61	10/18/61	12/20/61	EXECUTION
SAINT BENEDICT'S	--	--	--	S & P
INDUSTRIAL RIVER URBAN RENEWAL	--	--	--	S & P

S & P UNDERTAKING OF SURVEY AND PLANS PRIOR TO APPLICATION FOR FEDERAL FUNDS

PART I PRELIMINARY APPLICATION FOR FEDERAL FUNDS

AS OF FEBRUARY 1963

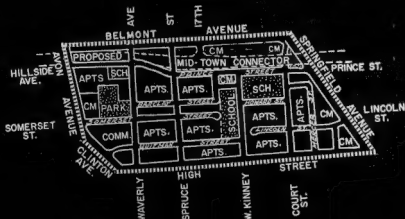
POPULATION	PROJECT AREA ACREAGE		ACRES TO BE CLEARED	TENTATIVE ACQUISITION DATE
	TOTAL AREA	FIRST STAGE		
13,000	236.0	N.A.	116.6	1960-1964
17,554	240.9	N.A.	180.0	1963-1970
1,262	87.5	--	33.4	1965-1966
3,297	--	54.1	--	1963-1964
141	12.9	N.A.	8.2	1962
11,726	306.6	--	271.0	1963-1970
1,380	--	35.6	--	1962-1963
184	23.7	N.A.	20.2	1963-1964
91	50.7	N.A.	31.9	1963-1964
2,964	98.5	--	51.2	1965-1967
2,289	--	47.3	--	1963-1964
4,382	76.6	N.A.	50.0	1963-1964
6,250	78.2	N.A.	9.7	1963-1964
693	34.9	--	--	1965-1967
1,575	167.1	--	--	1966-1968

PART II FINAL APPLICATION FOR FEDERAL FUNDS

EXECUTION FEDERAL MONEY RELEASED, PROPERTY ACQUISITION, RELOCATION
DEMOLITION ACTIVITY, PARTIAL CONSTRUCTION OF DEVELOPMENT

OLD 3RD WARD

NJR-6



POPULATION IN PROJECT AREA 13,000*

TOTAL AREA 236 ACRES

*ADDITIONAL 12,400 POPULATION IN PUBLIC HOUSING

PROPOSED USES AND FACILITIES

- PUBLIC & PRIVATE APARTMENTS
- NEW SCHOOL, PLAYGROUND AND PARK FACILITIES
- SHOPPING CENTER AND COMMERCIAL FACILITIES
- OTHER MISC. USES

EXISTING AND PROPOSED LAND USE ACRES

	RESIDENTIAL	COMMERCIAL	INDUSTRY	OTHER*	STREETS
EXISTING	108.5	18.2	5.5	18.2	85.6
PROPOSED	85.5	20.2	12.2	37.2	80.9

* INCLUDES PUBLIC AND SEMI-PUBLIC USES

TREATMENT OF RESIDENTIAL AREA

EXISTING HOUSING CONDITIONS.

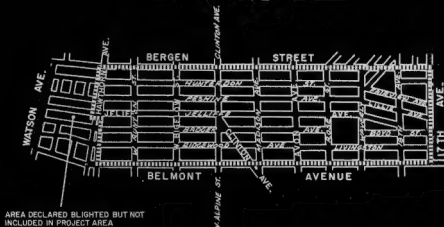
TOTAL NO. OF D.U.'S	NO. OF SUBSTANDARD D.U.'S	NO. OF D.U.'S TO BE DEMOLISHED	PROPOSED PRIVATE D.U.'S	PUBLIC D.U.'S
7765	4595	5366	3000	2800

ESTIMATED FEDERAL CAPITAL GRANT

\$22,000,000

CENTRAL WARD

NJR-32



POPULATION IN PROJECT AREA 17,554
TOTAL AREA 240.9 ACRES

PROPOSED USES AND FACILITIES

- LIGHT INDUSTRIAL PARK
- PARKS AND OPEN SPACE

EXISTING AND PROPOSED LAND USE ACRES

	<u>RESIDENTIAL</u>	<u>COMMERCIAL</u>	<u>INDUSTRY</u>	<u>OTHER</u> [*]	<u>STREETS</u>
EXISTING	101.5	(-----)	46.7	N.A. (-----)	92.7
PROPOSED	48.9	10.0	110.0	12.0	60.0

* INCLUDES PUBLIC AND SEMI-PUBLIC USES

TREATMENT OF RESIDENTIAL AREA

EXISTING HOUSING CONDITIONS				
TOTAL NO. OF D.U.'S	NO. OF SUBSTANDARD D.U.'S	NO. OF D.U.'S TO BE DEMOLISHED	PROPOSED PRIVATE	D.U.'S PUBLIC
5076	3451	N.A.	—	—

ESTIMATED FEDERAL CAPITAL GRANT \$ 9,937,032

NEWARK COLLEGES EXPANSION

NJR-45



POPULATION IN PROJECT AREA 4,559
TOTAL AREA 87.5 AC.

PROPOSED USES AND FACILITIES

- NEWARK CAMPUS FOR RUTGERS & NEWARK COLLEGE OF ENGINEERING
- EXPANSION OF SAINT MICHAEL'S HOSPITAL

EXISTING AND PROPOSED LAND USE ACRES

		RESIDENTIAL	COMMERCIAL	INDUSTRY	OTHER*	STREETS
EXISTING	1ST STGE.	19.6	7.6	2.8	.4	23.7
	2ND STGE.	19.7	(-----)	8.1 N.A.	(-----)	5.6
PROPOSED	1ST STGE.	—	—	—	36.9	17.2
	2ND STGE.	—	—	N.A.	—	—

* INCLUDES PUBLIC & SEMI-PUBLIC USES

TREATMENT OF RESIDENTIAL AREA

EXISTING HOUSING CONDITIONS

	TOTAL NO OF D.U.'S	NO OF SUBSTANDARD D.U.'S	NO. OF D.U.'S TO BE DEMOLISHED	PROPOSED PRIVATE	D.U.'S PUBLIC
1ST STGE.	1172	814	1172	—	—
2ND STGE.	360	N.A.	360	—	—

FEDERAL CAPITAL GRANT \$ 7,674,309-1ST STAGE

HILL STREET

NJR-49



POPULATION IN PROJECT AREA 141
TOTAL AREA 12.9 ACRES

PROPOSED USES AND FACILITIES

- HIGH RISE APARTMENTS AND COMMERCIAL BUILDINGS
- REALIGNMENT OF COURT STREET

EXISTING AND PROPOSED LAND USE ACRES

	<u>RESIDENTIAL</u>	<u>COMMERCIAL</u>	<u>INDUSTRY</u>	<u>OTHER</u> *	<u>STREETS</u>
EXISTING	1.0	5.4	.4	.4	5.7
PROPOSED	4.4	3.1	—	—	5.4

* INCLUDES PUBLIC AND SEMI-PUBLIC USES

TREATMENT OF RESIDENTIAL AREA

EXISTING HOUSING CONDITIONS				
TOTAL NO. OF D.U.'S	NO. OF SUBSTANDARD D.U.'S	NO. OF D.U.'S TO BE DEMOLISHED	PROPOSED PRIVATE	D.U.'S PUBLIC
62	59	62	440	—

FEDERAL CAPITAL GRANT

\$3,792,672

SOUTH BROAD

NJR-52



POPULATION IN PROJECT AREA 13,106
TOTAL AREA 306.6 ACRES

PROPOSED USES AND FACILITIES

- PRIVATE APARTMENTS
- SHOPPING CENTER AND COMMERCIAL FACILITIES
- NEW SCHOOL, PLAYGROUND AND PARK FACILITIES
- LIGHT INDUSTRIAL DEVELOPMENT

EXISTING AND PROPOSED LAND USE ACRES

	RESIDENTIAL	COMMERCIAL	INDUSTRY	OTHER *	STREETS
EXISTING 1ST STGE.	8.8	12.6	0.7	1.2	12.3
OTHER STGES.	94.9	(-----)	46.5	(-----)	129.6
PROPOSED 1ST STGE.	21.0	5.9	—	0.2	8.5
OTHER STGES.	-----	-----	N.A.	-----	-----

* INCLUDES PUBLIC & SEMI-PUBLIC USES

TREATMENT OF RESIDENTIAL AREA

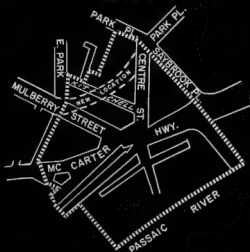
EXISTING HOUSING CONDITIONS

	TOTAL NO OF D.U.'S	NO. OF SUBSTANDARD D.U.'S	NO. OF D.U.'S TO BE DEMOLISHED	PROPOSED PRIVATE	D.U.'S PUBLIC
1ST STGE.	496	243	389	2100	—
2ND STGE.	3,844	2,263	N.A.	10,000 EST.	—

FEDERAL CAPITAL GRANT \$6,639,960 - 1ST. STAGE

EDUCATIONAL CENTER

NJR-50



POPULATION IN PROJECT AREA 184
TOTAL AREA 23.7 ACRES

PROPOSED USES AND FACILITIES

- DOWNTOWN CAMPUS FOR SETON HALL UNIVERSITY & HIGH RISE APARTMENTS
- REALIGNMENT OF MULBERRY ST. & MC CARTER HWY.

EXISTING AND PROPOSED LAND USE ACRES

	RESIDENTIAL	COMMERCIAL	INDUSTRY	OTHER *	STREETS
EXISTING	1.2	(-----	14.4 -----)		8.1
PROPOSED	6.7	-----	11.2 -----		5.8

* INCLUDES PUBLIC AND SEMI-PUBLIC USES

TREATMENT OF RESIDENTIAL AREA

EXISTING HOUSING CONDITIONS

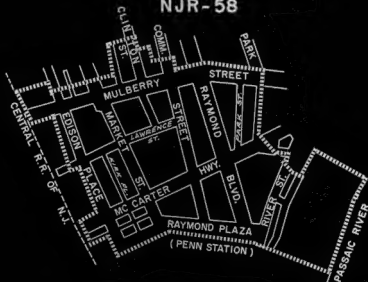
TOTAL NO. OF D.U.'S	NO. OF SUBSTANDARD D.U.'S	NO. OF D.U.'S TO BE DEMOLISHED	PROPOSED D.U.'S PRIVATE	D.U.'S PUBLIC
36	17	36	800 EST.	—

ESTIMATED FEDERAL CAPITAL GRANT

\$ 4,000,000

NEWARK PLAZA

NJR-58



POPULATION IN PROJECT AREA 91
TOTAL AREA 50.7 ACRES

PROPOSED USES AND FACILITIES

- HIGH RISE APARTMENTS AND COMMERCIAL OFFICE BUILDINGS
- REALIGNMENT OF MC CARTER HWY.

EXISTING AND PROPOSED LAND USE ACRES

	<u>RESIDENTIAL</u>	<u>COMMERCIAL</u>	<u>INDUSTRY</u>	<u>OTHER</u>	<u>STREETS</u>
EXISTING	0.7	(-----	30.6-----)		19.4
PROPOSED	5.1	-----	24.7-----		20.9

* INCLUDES PUBLIC AND SEMI-PUBLIC USES

TREATMENT OF RESIDENTIAL AREA

EXISTING HOUSING CONDITIONS				
TOTAL NO. OF D.U.'S	NO. OF SUBSTANDARD D.U.'S	NO. OF D.U.'S TO BE DEMOLISHED	PROPOSED PRIVATE	D.U.'S PUBLIC
28	26	28	600 EST.	—

ESTIMATED FEDERAL CAPITAL GRANT

\$4,003.133

ESSEX HEIGHTS

NJR-62



WARREN STREET AREA DECLARED SLIGHTLY BUT NOT INCLUDED IN PROJECT AREA.

TOTAL ACRES 20.6

TOTAL D.U.'S 89

SUBSTANDARD D.U.'S 41

POPULATION IN PROJECT AREA 5,253

TOTAL AREA 98.5 AC.

PROPOSED USES AND FACILITIES

- PRIVATE APARTMENTS
- NEW COUNTY GOVERNMENT OFFICE BUILDINGS
- SHOPPING CENTER
- NEW SCHOOL, PLAYGROUND AND PARK FACILITIES
- OFFICE BUILDINGS
- OTHER COMMERCIAL FACILITIES

EXISTING AND PROPOSED LAND USE ACRES

		RESIDENTIAL	COMMERCIAL	INDUSTRY	OTHER	STREETS
EXISTING	1ST STGE.	13.1	11.6	1.6	1.9	21.0
	2ND STGE.	22.8	(-----)	12.4 N.A.	(-----)	16.0
PROPOSED	1ST STGE.	12.0	14.0	—	3.4	17.8
	2ND STGE.	(-----)	(-----)	N.A.	(-----)	(-----)

* INCLUDES PUBLIC AND SEMI-PUBLIC USES

TREATMENT OF RESIDENTIAL AREA

	EXISTING HOUSING CONDITIONS		NO. OF D.U.'S TO BE DEMOLISHED		PROPOSED PRIVATE	D.U.'S PUBLIC
	TOTAL NO. OF D.U.'S	NO. OF SUBSTANDARD D.U.'S				
1ST STGE.	786	726	784		1300	—
2ND STGE.	970	846	846		N.A.	

ESTIMATED FEDERAL CAPITAL GRANT

\$ 6,806,818 - 1ST. STAGE

UNITED HOSPITALS

NJR-72



POPULATION IN PROJECT AREA 4382
TOTAL AREA 76.6 ACRES

PROPOSED USES AND FACILITIES

- CONSOLIDATION OF UNITED HOSPITALS MEDICAL FACILITIES
- RELOCATION HOUSING
- INDUSTRIAL EXPANSION

EXISTING AND PROPOSED LAND USE ACRES

	<u>RESIDENTIAL</u>	<u>COMMERCIAL</u>	<u>INDUSTRY</u>	<u>OTHER</u>	<u>STREETS</u>
EXISTING	36.4	(-----)	12.6	-----	27.6
PROPOSED	25.7	-	8.5	24.3	18.1

■ INCLUDES PUBLIC AND SEMI-PUBLIC USES

TREATMENT OF RESIDENTIAL AREA

<u>EXISTING HOUSING CONDITIONS</u>				
TOTAL NO. OF D.U.'S	NO. OF SUBSTANDARD D.U.'S	NO. OF D.U.'S TO BE DEMOLISHED	PROPOSED PRIVATE	D.U.'S PUBLIC
1342	906	1342	875 EST.	-

ESTIMATED FEDERAL CAPITAL GRANT

\$8,651,000

CLINTON HILL

NJR-38



POPULATION IN PROJECT AREA 6,250
TOTAL AREA 78.2 ACRES

PROPOSED USES AND FACILITIES

- NEW APARTMENTS
- NEW SCHOOL ADDITION
- NEW SHOPPING FACILITIES
- NEW PARK
- REHABILITATION OF EXISTING HOUSING

EXISTING AND PROPOSED LAND USE ACRES

	<u>RESIDENTIAL</u>	<u>COMMERCIAL</u>	<u>INDUSTRY</u>	<u>OTHER</u> *	<u>STREETS</u>
EXISTING	43.9	4.6	.2	6.9	22.6
PROPOSED	43.4	6.1	.1	6.9	21.7

* INCLUDES PUBLIC AND SEM-PUBLIC USES

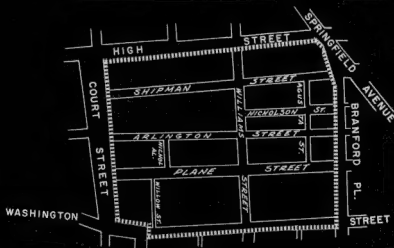
TREATMENT OF RESIDENTIAL AREA

EXISTING HOUSING CONDITIONS

TOTAL NO. OF D.U.'S	NO. OF SUBSTANDARD D.U.'S	NO. OF D.U.'S TO BE DEMOLISHED	PROPOSED PRIVATE	D.U.'S PUBLIC
1910	442	323	300	-----

FEDERAL CAPITAL GRANT \$1,700,000

SAINT BENEDICT'S PROJECT



POPULATION IN PROJECT AREA 693
TOTAL AREA 34.9 ACRES

PROPOSED USES AND FACILITIES

- SEMI-PUBLIC (INSTITUTIONAL)
- COMMERCIAL
- OTHER MISC. USES

EXISTING AND PROPOSED LAND USE ACRES

	<u>RESIDENTIAL</u>	<u>COMMERCIAL</u>	<u>INSTITUTION</u>	<u>OTHER</u> *	<u>STREETS</u>
EXISTING	5.6	(-----	20.5-----)		8.8
PROPOSED	—	*	7.0	*	6.0

* REMAINING 21.9 ACRES INCLUDED WITHIN COMMERCIAL AND OTHER USE CATEGORY

TREATMENT OF RESIDENTIAL AREA

EXISTING HOUSING CONDITIONS

TOTAL NO. OF D.U.'S	NO. OF SUBSTANDARD D.U.'S	NO. OF D.U.'S TO BE DEMOLISHED	PROPOSED PRIVATE	D.U.'S PUBLIC
228	139	228	—	—

ESTIMATED FEDERAL CAPITAL GRANT \$1,652,183

INDUSTRIAL RIVER URBAN RENEWAL PROJECT

NJR-121



POPULATION IN PROJECT AREA 1575*

TOTAL AREA 1671 ACRES

* POPULATION IN PUBLIC HOUSING 955

PROPOSED USES AND FACILITIES

• LIGHT AND HEAVY INDUSTRY
AND RELATED COMMERCIAL
USES

EXISTING AND PROPOSED LAND USE ACRES

	RESIDENTIAL	COMMERCIAL	INDUSTRY	OTHER*	STREETS
EXISTING	24.0	(----- 1322.0 -----)			325.0
PROPOSED	5.0	(----- 1416.0 -----)			250.0

* INCLUDES PUBLIC & SEMI-PUBLIC USES

TREATMENT OF RESIDENTIAL AREA

EXISTING HOUSING CONDITIONS				
TOTAL NO. OF D.U.'S	NO. OF SUBSTANDARD D.U.'S	NO. OF D.U.'S TO BE DEMOLISHED	RETAINED PRIVATE	D.U.'S PUBLIC
471	113	198	-	273

ESTIMATED FEDERAL CAPITAL GRANT

\$8,000,000